# Taylor Milcox commercial property agents

## 0207 274 9000 enquire@taylorwilcox.co.uk

Lease for Sale

# £10,500<sub>pa</sub> Camberley

12 Bell Lane Blackwater Camberley GU17 0NW

Opportunity for a short term lease on this shop in a residential area within a parade of shops

Inspections Viewing is strictly by appointment



#### Accommodation

Retail ground floor (potential sales)

61.5sqm (662sqft)

Rear yard and access Rear parking area Ground floor garage *Communal TBC* TBC

#### Lease

Lease expiring 13 December 2026. No further rent reviews. (VAT payable if applicable)

#### Lease for Sale

Offers invited

#### **Rateable value**

£7,400 (1 April 2023) This shop may benefit from small business rates reduction.

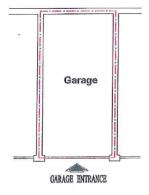
#### EPC

Will be applied for.

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GAF